



**3 HURON GROVE, TRENTHAM, STOKE ON TRENT,
STAFFORDSHIRE, ST4 8TH**

£375,000

A stunning, fully modernised and extended four bedroom detached residence, nestled into the highly desirable and sought after heart of Trentham. This spectacular home has been lovingly crafted by the current owners to create a bespoke family home with all the desired fixtures and fittings, with no expense spared. Opening via a composite door to an extended entrance hallway with stairs to first floor and glazed door to the living room. Spaciously proportioned bay-fronted open plan living room diner, dual aspect to provide French doors opening directly onto the rear garden. High specification, modern fitted dining kitchen with stunning central island providing breakfast bar seating, complete with a comprehensive range of wall and base units with high quality work quartz marble surfaces over and inset sink with mixer tap.

Extended to the rear to provide either additional dining seating or as displayed with sofa/casual family seating under bespoke skylight windows. Very useful under-stairs pantry cupboard and unique three piece downstairs shower room.

To the upstairs, there is a large landing area with feature skylight that leads onto four well proportioned bedrooms, with three of which being doubles with the principal, third and fourth bedrooms all hosting fitted cupboard/wardrobe spaces. Modern three piece family bathroom with rainfall shower head over the bath, further to separate high specification three piece shower room with rainfall shower head and large open glass screened cubicle.

Externally, the home is fronted by tarmac driveway parking for three vehicles, single garage with electric roller door and gated side access to both sides of the property leading round to the back garden.

Fully enclosed, private rear garden with spacious patio area, perfect for al-fresco dining and outdoor relaxation. Large lawned area with mature borders, all beautifully maintained and presented. An absolute must see!

Council Borough: Stoke-On-Trent
Council Tax Band: C



Entrance Hallway
9'1" x 3'4"

Living Room
16'10" into bay x 11'9"

Dining Area
8'10" x 7'6"

Breakfast Dining Kitchen
16'4" max x 13'10"

Downstairs Shower Room
8'2" x 2'6"

Landing
9'9" x 8'1"

Bedroom One
11'7" x 8'3"

Bedroom Two
13'6" x 7'6"

Bedroom Three
9'0" x 8'3"

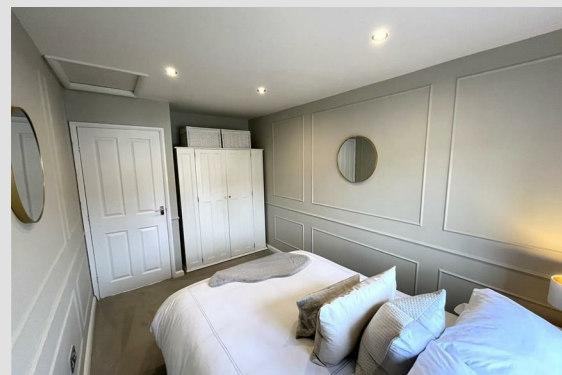
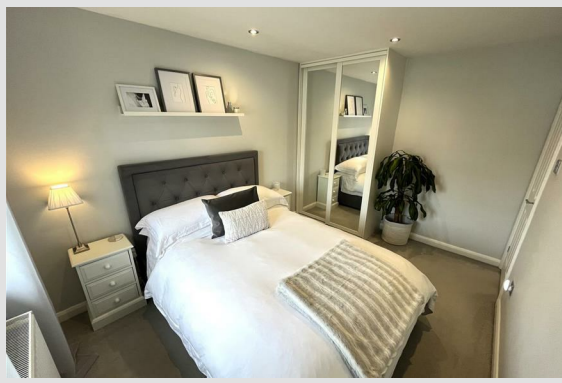
Bedroom Four
8'3" x 6'1"

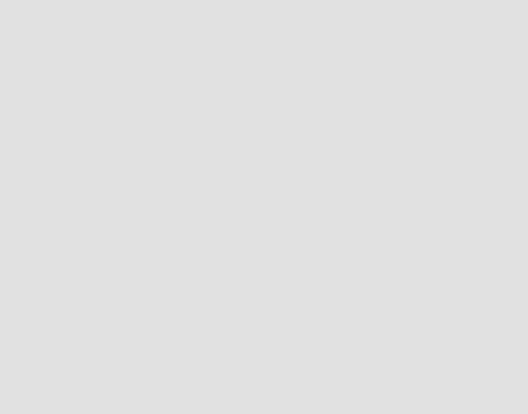
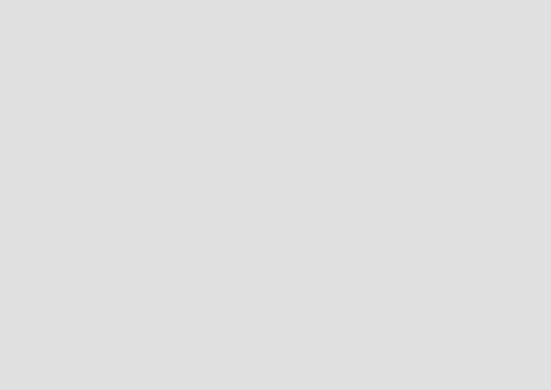
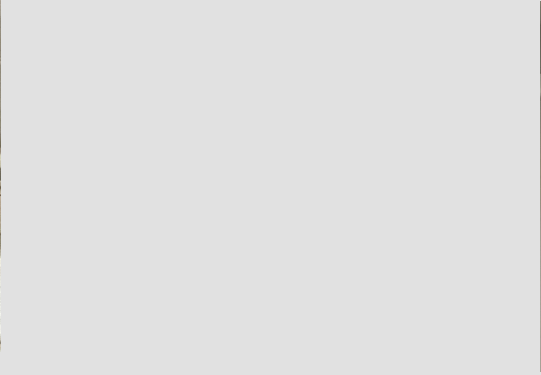
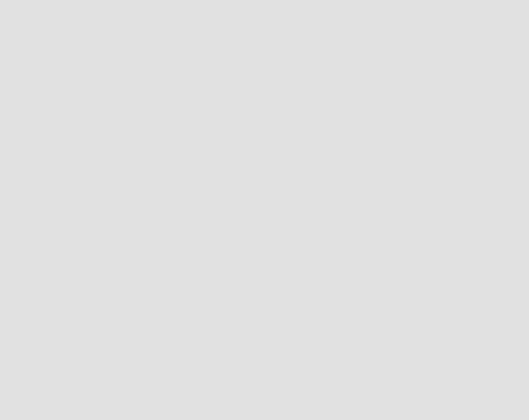
Shower Room
7'6" x 7'0"

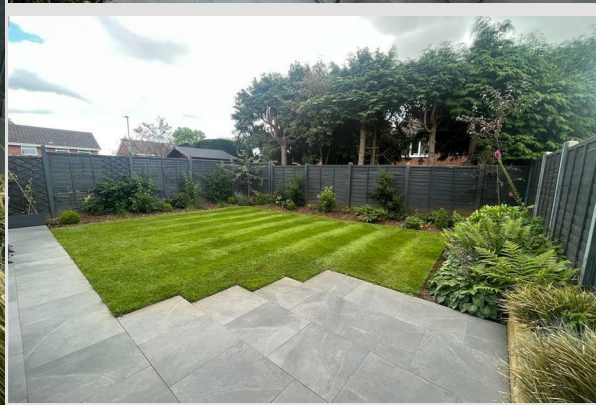
Bathroom
5'11" x 5'6"



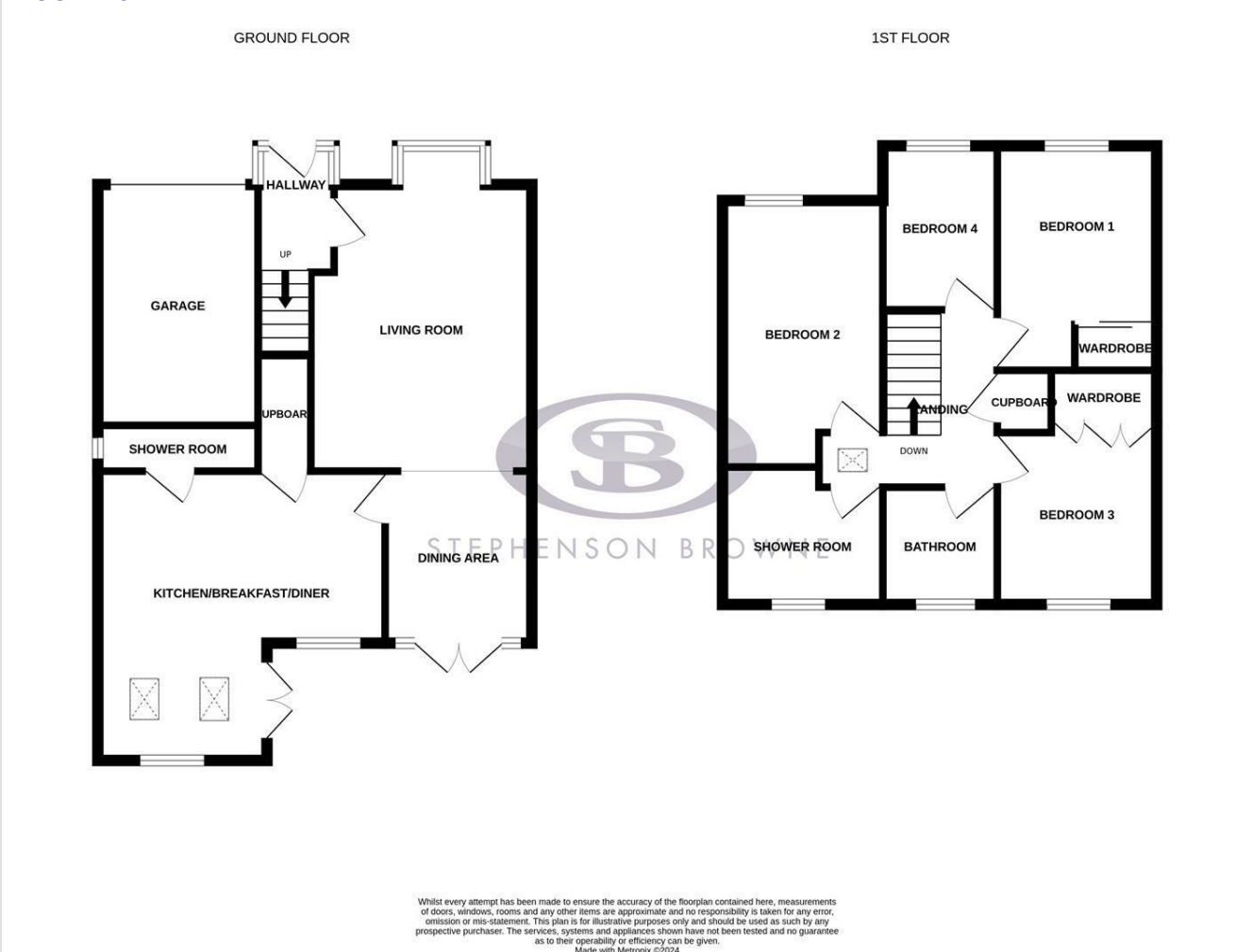
- Premium Detached Residence
- Perfect Family Home
- Stunning Presentation Throughout
- Four Generous Bedrooms
- Spacious Open Plan Lounge Diner
- High Specification Breakfast Dining Kitchen
- Two Shower Rooms and Family Bathroom
- Driveway Parking and Single Garage
- Private Fully Enclosed Rear Garden
- Quiet Cul-De-Sac - Highly Sought After Trentham Location







Floor Plan



Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		88	
	56		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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